

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 10/7/2014	(3) CONTACT/PHONE Ryan Hostetter, Senior Planner\ (805) 788-2351	
(4) SUBJECT Hearing to consider an appeal by Kevin Elder on behalf of Ethel Pludow and Cynthia Sugimoto of the Planning Commission's approval of the Minor Use Permit/Coastal Development Permit and Environmental Impact Report to allow for the construction of a 2,734 square foot single family residence within the Residential Single Family land use category on the west side of Studio Drive in the community of Cayucos. Hearing continued from June 3, 2014, it is recommended that the hearing be continued to December 9, 2014. District 2.			
(5) RECOMMENDED ACTION It is recommended that the hearing be continued to December 9, 2014.			
(6) FUNDING SOURCE(S) Department Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>5 min</u>) <input type="checkbox"/> Board Business (Time Est. <u> </u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>June 3, 2014</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 2			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Ryan Hostetter, Senior Planner

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 10/7/2014

SUBJECT: Hearing to consider an appeal by Kevin Elder on behalf of Ethel Pludow and Cynthia Sugimoto of the Planning Commission's approval of the Minor Use Permit/Coastal Development Permit and Environmental Impact Report to allow for the construction of a 2,734 square foot single family residence within the Residential Single Family land use category on the west side of Studio Drive in the community of Cayucos. Hearing continued from June 3, 2014, it is recommended that the hearing be continued to December 9, 2014. District 2.

RECOMMENDATION

It is recommended that the hearing be continued to December 9, 2014.

DISCUSSION

At the June 3, 2014 Board of Supervisors Hearing, the Board continued this item in order to allow for additional time so that the applicant could explore additional modifications to the project, and to allow additional time for County staff to consult with Coastal Commission staff. Specifically the Board suggested that the applicant explore potential design modifications, include a bluff setback per the Coastal Commission recommendations, and look into a potential purchase of property which could move the project closer to Studio Drive.

County staff met with staff of the California Coastal Commission and input from the Commission staff is being considered by the applicant. At this time, the applicant is requesting additional time in order to continue working on the requested items for the Board, and the suggestions from Coastal Commission staff. It is recommended that the hearing be continued to December 9, 2014.

OTHER AGENCY INVOLVEMENT/IMPACT

The project was referred to: Cayucos Citizens Advisory Council, Public Works, Cayucos Fire Protection District, Cayucos Sanitary District, Paso Robles Beach Water Association, California Coastal Commission, CA Department of Fish and Wildlife, CA State Lands Commission, Air Pollution Control District, County Counsel, CA Department of Conservation, Regional Water Quality Control Board, Native American Heritage Commission, CA Department of Parks and Recreation, Federal Emergency Management Agency, and the US Army Corps of Engineers.

FINANCIAL CONSIDERATIONS

This project is within the Coastal Zone, therefore no appeal fee was charged and funding for the appeal was processed using department general funds.

RESULTS

A continuance of the hearing would allow for additional time in order for the applicant to address items from the June 3, 2014 hearing. This action would be consistent with the countywide goals of providing livable and well governed communities.

ATTACHMENTS

1. Letter from applicant